



Site inspections

Fire Marshal's Office

The Fire Marshal's Office works to reduce the risk of fire, explosion, hazardous materials release, and similar incidents. This is primarily accomplished through three main efforts:

- Staff provides plan review, building inspection, and various fire safety systems required by code.
- Fire inspectors inspect various types of buildings including commercial, industrial, hotels, and schools to ensure continued compliance with state and local fire codes.
- Deputy fire marshals investigate fires within Clark County. If a fire is caused by an intentional act, deputies work with various law enforcement agencies and the county's legal counsel to prosecute those responsible.

Code Enforcement and Animal Control

The Code Enforcement and Animal Control Division is responsible for the enforcement of local ordinances and state laws. The Animal Control Team enforces regulations pertaining to animals, primarily domestic. These include licensing and vaccination requirements as well as stray animal, vicious, cruelty and nuisance provisions. The division also plays a lead role in the enforcement of anti-cruelty regulations, particularly with regards to large animals (i.e. livestock).

The Code Enforcement Team responds to complaints regarding compliance with building, zoning, and environmental regulations. We coordinate our efforts with other divisions, as well as other agencies, in order to develop an appropriate resolution. When voluntary compliance cannot be reached, enforcement may include penalties and liens.

Long Range Planning

Activities of the division include land use and transportation planning, as well as developing and amending land use regulations for the unincorporated county. Under Washington State's Growth Management Act, we must designate urban growth boundaries, adopt a 20-year comprehensive plan, and zoning in order to structure urban and rural growth and develop regulations that address the uses for which property may be developed, and the development standards that need to be met.

Director's Office

The Director's Office is responsible for providing support, coordination, and advice to all the other divisions within Community Development. We provide financial and budgetary direction, deal with personnel and staffing issues, organize department-wide training efforts, coordinate with other support departments on technological concerns, provide graphic design, administer broad customer service and external communication efforts, and develop and maintain the department's records systems, which include our land use database and case files.

Major accomplishments

- Conducted 2,158 fire inspections of existing occupancies, reviewed 904 plans for fire code compliance, performed 854 fire inspections on new construction, investigated 175 fire incidents, issued 53 burning permits for land clearing
- Merged Code Enforcement and Animal Control divisions and reduced budget
- Completed 20-year Comprehensive Plan process, including Environmental Impact Statement, Capital Facilities Plan, Economic Development Chapter, and Environmental Chapter
- Completed Section 30 Subarea Plan
- Completed Home Business Ordinance
- Updated the Mixed Use, Business Park, and Urban Holding Zoning Districts
- Awarded \$158K in grants from the state for various projects
- Created the Economic Development Fund
- Worked with Sheriff's Office on the new alarm code and Level III sex offender issues
- Combined the county's Community Pride Design Awards and the Building Industry Association's Building Excellence Awards program ceremonies

Board of Clark County Commissioners:

Betty Sue Morris, chair
Mark Boldt
Steve Stuart

Bill Barron, county administrator

Richard Carson, director

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For an alternate format, contact the
Clark County ADA Compliance
Office.

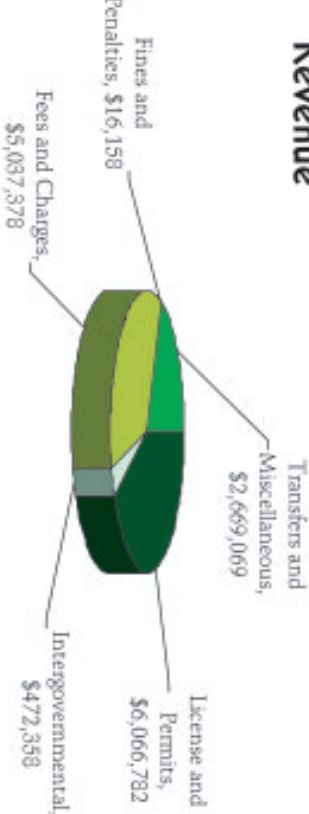
Phone: (360)397-2025
TTY: (360) 397-2445
E-mail: ADA@clark.wa.gov



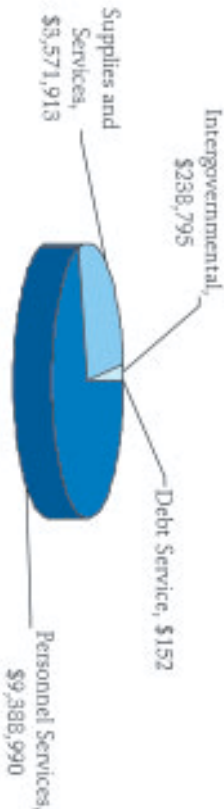
Erosion Control

Department Revenue and Expenses

Revenue



Expenses



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CLARK COUNTY Community Development



2004 Annual Report



Major accomplishments

- FAX permitting for minor permits
- Expanded appointment options to include engineers
- Developed a notification system for permits nearing expiration
- Finalized the 90-day "Fast Lane" permitting program for priority economic development projects
- Established process to reduce pre-app waiver timeline from 21 days to seven days.
- Held eight engineering focus group meetings with stakeholders
- Re-engineered final plat/site plan processes and adoption of code amendments

- Received an award from FEMA for qualifying for the Community Rating System, which cuts flood plain insurance premiums by 15 percent for citizens
- Reviewed and inspected several large, complex projects such as Hazel Dell Towne Center and Costco in addition to Legacy Hospital and the Fairground Exhibition Center
- Provided International Residential Code training to the building community
- Developed and implemented the FEMA Rapid Assessment Policy and Procedure

Mission

Implement the community's vision of the future through managed growth, quality construction, and community safety. The department acts to preserve community livability, safeguard the public good, and ensure a healthy environment for future generations.

2004 department facts

- Answered over 120,000 telephone calls (and called over 97 percent back in 24 hours)
- Conducted 12,756 fire, code enforcement, and animal control investigations
- Conducted 86,638 building and site inspections
- Reviewed \$533 million in new residential and commercial construction
- Issued 2,106 permits for new single family dwellings
- Approved 2,154 new building lots
- Received an overall grade of "B" for customer service



Process chart: form follows function

The Department of Community Development has 150 employees, a \$26 million biennial budget, and is organized into eight divisions to help us make our work as efficient and productive as possible. Our organizational theory is "form follows function." In other words, the overall function of regulating property development — be it a garage addition or a large subdivision — follows a specific path through the organization.

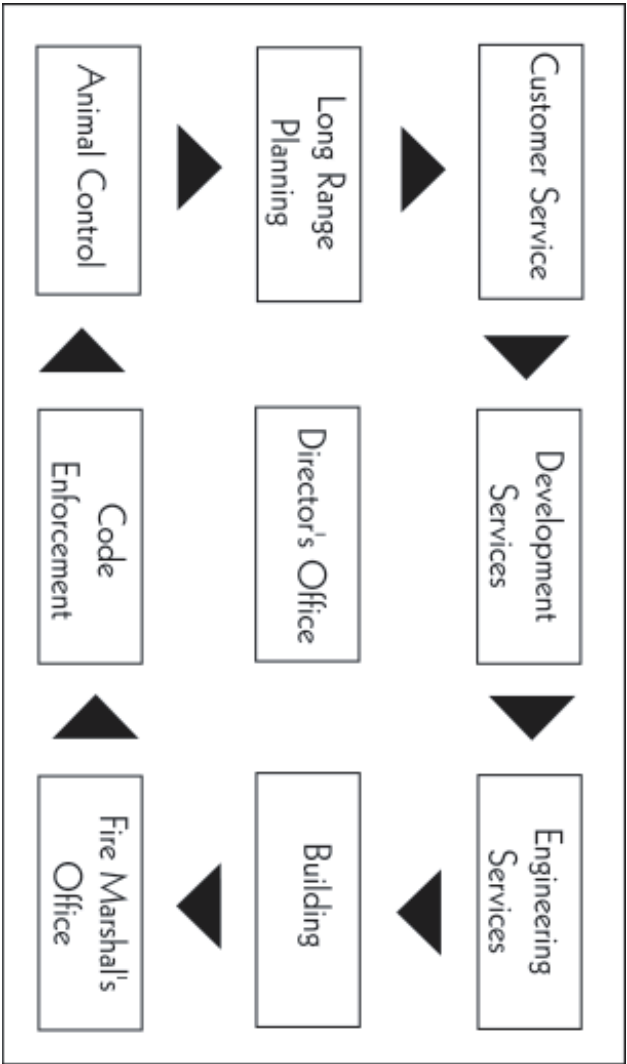
Applicants start by going to the Customer Service Division Permit Center to find out what kind of permits are required. Once an **application** is submitted, it is reviewed for compliance with the county's **planning** and **engineering** requirements. During construction the project field **inspections** are completed.

After the project is approved, it's time to get the actual **building permits** and inspections from the Building Division and Fire Marshal's Office. Once constructed, all existing properties and buildings must continue to conform to the county's regulations and are subject to review by the Code Enforcement Division.

The Animal Control Division performs similar enforcement services and inspections, but focuses on animals instead of property development.

When the Board of Clark County Commissioners decides to change county codes, regulations or the 20-year comprehensive plan, it's time to involve the Long Range Planning Division. Through public outreach programs, Long Range Planning keeps the county rethinking how it does business.

Throughout this cycle, the Director's Office provides both oversight and quality control functions. Our job is to keep working to make the process fair, objective, consistent, and cost-efficient.



Major investment projects

- Salmon Creek Legacy Hospital
- Fairgrounds Exhibition Center
- Costco
- Hazel Dell Towne Center

Customer Service

The Customer Service Division is the department hub for processing all building permits and land use and engineering application. We provide for the intake of applications, prepare them for processing, and issue them when complete. In addition, staff are available to answer questions regarding what you can do with your property, explain how to make home business applications, and assist customers with meeting application requirements. The division also staffs the department switchboard and answers approximately 25,000 phone calls annually. If it isn't convenient for you to come downtown for service, you have the option of visiting our Battle Ground office to ask questions, make applications, and pick up permits.

Development Services

Development Services is responsible for reviewing all preliminary development plans in the unincorporated area of Clark County. During 2004, we received 1,665 land use permits, which is a 45 percent increase over 2003. In spite of the increase, the division met 99 percent of all plan review deadlines as set out in the Clark County Code.

In 2005, we will begin a new certification process for area development firms. This program will offer application completeness training. Upon certification, it will reduce new completeness review time from 21 to 14 days.

Engineering Services

Engineering Services is composed of three teams that provide engineering review, construction inspection, and final approval coordination on site plans and plats. The Engineering Team reviews all preliminary and final engineering on each project. We also help resolve design issues that arise during construction, review as-builts, and sign off on project occupancy or provisional acceptance. The Inspection Team oversees stormwater, and transportation improvements, emphasizing erosion control and compliance with development codes. The Final Site Plan/Final Plat Team provides coordination on projects to ensure that all conditions of preliminary approval have been met prior to issuing final approvals and handing off to the Building Division.

Building

The Building Division enforces the state and county building codes to provide the minimum requirements for fire, life, and safety. We train and educate the public on new code changes and issues. The division is responsible for new construction, alterations, moving, demolition, and maintenance of buildings and structures. We are made up of the Chief Building Official, lead inspectors, building inspectors, plans examiners, and office support staff. Plans examiners review all commercial and residential plans for compliance with codes and ordinances. Building inspectors inspect construction sites for compliance with the approved plans and to ensure the structure meets all code requirements, including erosion control. Lead inspectors handle concerns arising in the field with inspectors and the public, answer code questions for the public, and work with code enforcement to resolve violations.



Letter from the director

Clark County has historically been considered a bedroom community in the Portland metropolitan area. However, Clark County is growing up and becoming an important economic force in the region. Today, 383,300 people live here. The 2000 Census revealed that Clark County was the fastest growing county in the state of Washington and in the Portland/Vancouver metropolitan area. In 2003, the county grew by 8,900 people. That's 24 people or about 10 families, moving here every day of the year. That means a lot of new homes, retail outlets, office buildings, and schools must be built.

Why are people moving here? The simplest answer is our quality of life. The combination of good schools and no state income tax has proven to be a real attraction. It also has to do with our values. Clark County is a very family-oriented community, which makes it a good place to raise kids.

We are seeing a new development trend in terms of major projects being built in Clark County like the Salmon Creek Legacy Hospital, Clark County Amphitheater, Hazel Dell Towne Center, and big retailers like Costco, Lowes, and Target. New construction in the unincorporated county totaled one-half billion dollars in 2004.

Certainly new development helps pay for the cost of this growth by building the new roads and sidewalks, and through development impact fees. But that only covers the cost of building the new facilities. It doesn't pay for the ongoing cost of maintaining and providing public services. The cost of additional teachers, sheriff deputies, and judges has to be paid for by new residents through property taxes and new retail establishments through sales taxes.

As can be expected, we are also experiencing growing pains. With so many people moving here, it puts a strain on our schools, libraries, parks, police, fire departments, and road system. One of the greatest challenges the county faces is deciding what our community will be like in the future. This includes determining what our quality of life is worth to us and what we are willing to pay for it.

Richard H. Carson